008.0	0002	0021.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	883,000 / 883,000
					USE VALUE:	883,000 / 883,000
					ASSESSED:	883,000 / 883,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
34		ELMHURST RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	TOMLINSON BRETT &
Owner 2:	MC KAY DIANE L
Owner 3:	
Street 1:	34 ELMHURST ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,122 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1950, having primarily Wood Shingle Exterior and 1624 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6122.000	400,100		482,900	883,000
Total Card	0.141	400,100		482,900	883,000
Total Parcel	0.141	400,100		482,900	883,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 543.72 | /Parcel: 543.7

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 7227

GIS Ref

GIS Ref

Insp Date 12/02/17

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PREVIOUS ASSESSMENT

Parcel ID 008.0-0002-0021.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	400,100	0	6,122.	482,900	883,000	883,000	Year End Roll	12/18/2019
2019	101	FV	302,600	0	6,122.	513,100	815,700	815,700	Year End Roll	1/3/2019
2018	101	FV	288,800	0	6,122.	374,300	663,100	663,100	Year End Roll	12/20/2017
2017	101	FV	288,800	0	6,122.	326,000	614,800	614,800	Year End Roll	1/3/2017
2016	101	FV	288,800	0	6,122.	277,700	566,500	566,500	Year End	1/4/2016
2015	101	FV	277,400	0	6,122.	271,600	549,000	549,000	Year End Roll	12/11/2014
2014	101	FV	277,400	0	6,122.	223,400	500,800	500,800	Year End Roll	12/16/2013
2013	101	FV	277,400	0	6,122.	212,500	489,900	489,900		12/13/2012

PRINT

Date	Time
12/10/20	16:29:54

LAST REV

Date	Time
11/01/18	14:49:00

apro

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SALES INFORMATION

TAX DISTRICT

PAT ACCT.

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WELLINS IAN--ET	21686-337		1/16/1992		220,000	No	No		Y

USER DEFINED

Prior Id # 1:	7227
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
6/17/2009	494	Manual	5,800					
7/18/2006	598	Att. Gar	130,000	C		G8	GR FY08	SFL OVR NEW GAR NE
2/26/2002	134	Redo Kit	20,000	C				REMODEL KITCHEN &

ACTIVITY INFORMATION

Date	Result	By	Name
12/2/2017	MEAS&NOTICE	HS	Hanne S
4/29/2009	Meas/Inspect	372	PATRIOT
1/22/2007	Permit Visit	BR	B Rossignol
9/22/1999	Mailer Sent		
9/22/1999	Measured	256	PATRIOT
10/1/1981		MM	Mary M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6122		Sq. Ft.	Site		0	80.	0.99	1									482,928						482,900	

Total AC/HA: 0.14054 | Total SF/SM: 6122 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 482,928 | Spl Credit | Total: 482,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2 - 2 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	2 - Clapboard	25	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GREY		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1950	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:	2	Rating:	Good

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.29655170
Const Adj.:	0.99989998
Adj $ / SQ:	162.053
Other Features:	114150
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	419421
Depreciation:	19293
Depreciated Total:	400128

COMMENTS

PDAS. OF = DBL SINK AND STANUP SHOWER IN 2ND FL BATH.

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	2002
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

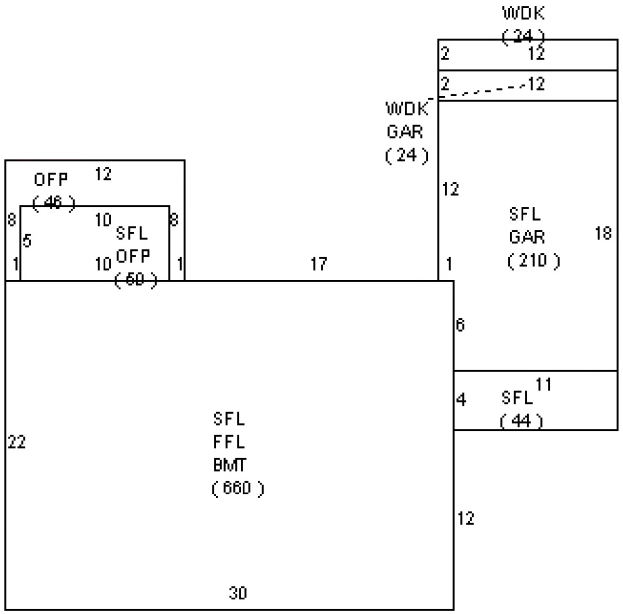
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:		Before Depr:	162.05
Special Features:	0	Val/Su Net:	150.30
Final Total:	400100	Val/Su SzAd	246.37

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	964	162.050	156,219
BMT	Basement	660	48.620	32,086
FFL	First Floor	660	162.050	106,955
GAR	Garage	234	25.680	6,009
OFP	Open Porch	96	33.680	3,234
WDK	Deck	48	16.000	768

Net Sketched Area:	2,662			Total:	305,271
Size Ad	1624	Gross Are	2662	FinArea	1624

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

008.0-0002-0021.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	